

GENERAL NOTES:

- BOUNDARY INFORMATION AS CONTAINED HEREIN WAS OBTAINED FROM AN EXISTING PLAT WITH WELL LOCATIONS PREPARED BY BURGESS & NIPIE, INC DATED AUGUST 22 2005. THE ERROR OF CLOSURE FROM THE EXISTING LAND RECORD IS FOUND TO BE 1:331,600. THIS PRELIMINARY/FINAL SITE PLAN DOES NOT IMPLY A BOUNDARY VERIFICATION BY ALPHA CORPORATION. THE LAST INSTRUMENT IN THE CHAIN OF TITLE CAN BE FOUND IN ID200509200106325.
- THESE PLANS HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DO NOT NECESSARILY INDICATE ALL ENCUMBRANCES.
- TOPOGRAPHIC DATA AS CONTAINED HEREIN WAS OBTAINED FROM A FIELD SURVEY PREPARED BY ALPHA CORPORATION, DATED DECEMBER 2006 AND IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF NGVD 88.
- THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 1-800-257-7777. CONTACT UTILITY COMPANY REPRESENTATIVES, PERFORM TEST PITS, REVIEW CURRENT TEST PIT DATA, AND PERFORM WHATEVER OTHER OPERATIONS NECESSARY TO ENSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALPHA CORPORATION OF ANY POTENTIAL CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, AND CONFORMATION AND CONDITION OF EXISTING GROUND SURFACE AND THE CHARACTER OF THE EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING PROSECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUANTITY AND QUALITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- IN ORDER TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF A GIVEN UTILITY AND TO ASSIST THE CONTRACTOR AND/OR OWNER IN DETERMINING AREAS OF SPECIAL CONCERN, ALPHA CORPORATION HAS INDICATED HEREIN CERTAIN LOCATIONS WHERE TEST PITS SHOULD BE EXCAVATED PRIOR TO COMMENCING CONSTRUCTION. THESE INDICATIONS ARE NOT INTENDED TO BE ALL INCLUSIVE AND WILL NOT RELIEVE THE CONTRACTOR AND/OR OWNER OF THE RESPONSIBILITY OF DIGGING ADDITIONAL TEST PITS, AS MIGHT BE REQUIRED BY ACTUAL SITE CONDITIONS. ANY DISCREPANCIES FOUND BETWEEN ACTUAL AND ASSUMED CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF ALPHA CORPORATION.
- UNLESS OTHERWISE NOTED, ALL PROPOSED ELEVATIONS AS SHOWN HEREIN ARE FINISHED GRADE.
- UNLESS OTHERWISE NOTED, ALL PROPOSED UTILITIES AS SHOWN HEREIN ARE TO BE INSTALLED UNDERGROUND.
- FOR THE PURPOSE OF DESIGN COORDINATION, CERTAIN FUTURE CONSTRUCTION IMPROVEMENTS ARE SHOWN HEREIN AS EXISTING. THESE FEATURES MAY INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE HORIZONTAL AND VERTICAL LOCATION OF CURBS, SIDEWALKS, PAVEMENT AND UTILITIES.
- ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER OR SIDEWALK.
- NO BLASTING SHALL BE PERMITTED WITHIN 25' OF EXISTING UTILITY LINES OR STRUCTURES. BLASTING IS TO BE EXTENDED TO 25' BEYOND PROPOSED STRUCTURES IF CONDITIONS WARRANT FUTURE EXTENSIONS.
- THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
- THE APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION BY THE TOWN OF PURCELLVILLE FOR THE DEVELOPER TO TRESPASS ON OFFSITE PROPERTIES.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- IN RESPONSE TO A REQUEST FROM THE TOWN OF PURCELLVILLE REQUEST FOR FIELD ASSISTANCE, WHEN REQUIRED TO IDENTIFY SPECIFICATIONS OF PROPOSED DEVELOPMENT AS RELATED TO SPECIFIC SITE CONDITIONS, PLEASE CONTACT ALPHA CORPORATION (703)450-0800.
- EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED DURING ALL PHASES OF CONSTRUCTION.
- WHERE IMPROVEMENTS ARE PROPOSED WITHIN EXISTING EASEMENTS OF RECORD, THE DEVELOPER SHALL OBTAIN WRITTEN PERMISSION FROM THE AUTHORITIES THAT ARE DOMINANT TENEMENTS OF THESE EASEMENTS FOR PERMIT FOR ANY DISTURBANCES WITHIN THESE AREAS PRIOR TO CONSTRUCTION.
- ALL EXISTING ONSITE WELLS AND DRAINFIELDS WHICH ARE NOT REQUIRED TO SUPPORT THIS PROJECT WILL BE CLOSED BY THE CONTRACTOR ACCORDING TO LAW.
- SOILS MAPPING HAS BEEN TAKEN FROM LOUDOUN COUNTY SOIL MAPPING. THE SITE DOES COBTAIN CLASS IV SOILS.
- A DETAILED GEOTECHNICAL INVESTIGATION HAS BEEN PERFORMED BY TRIAD ENGINEERING DATED JUNE 29 2006.
- ALL CONSTRUCTION SHALL CONFORM TO VDOT AND/OR THE TOWN OF PURCELLVILLE SPECIFICATIONS. THE TOWN OF PURCELLVILLE UTILITIES INSPECTION DEPARTMENT SHALL BE CONTRACTED PRIOR TO PLACEMENT OF ANY UTILITIES.

PROFFERS & AGREEMENTS

- WATER AND SEWER AGREEMENT FOR THE SAID PROPERTY.
SEWER AND WATER AGREEMENT PERTAINING TO FIRE & RESCUE FACILITY
WAS APPROVED ON NOVEMBER 20 2006 BETWEEN THE LOUDOUN COUNTY BOARD OF SUPERVISORS AND TOWN OF PURCELLVILLE.
- NO OTHER PROFFERS OR AGREEMENTS ARE KNOWN.

GENERAL SPECIFICATIONS:

- UNLESS OTHERWISE NOTED OR SHOWN HEREIN, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUPPLIED AND INSTALLED IN STRICT CONFORMANCE WITH THE RULES, SPECIFICATIONS AND/OR REGULATIONS CONTAINED IN:
 - THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE SPECIFICATIONS AS AMENDED TO DATE.
 - THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
 - THE TOWN OF PURCELLVILLE FACILITIES STANDARD MANUAL.
 - THE DEPARTMENT OF JUSTICE FEDERAL REGISTER IMPLEMENTING TITLE III OF THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336 FOR NONDISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTION OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
- ALL UTILITIES NOTED TO BE RELOCATED OR REMOVED SHALL BE AT THE DEVELOPERS EXPENSE, TO INCLUDE ALL POLES AND STRUCTURES AS REQUIRED. ALL POLES REQUIRED TO BE RELOCATED MUST BE MOVED PRIOR TO CONSTRUCTION.
- CONTROLLED FILLS SHALL BE COMPACTED TO MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT PER STANDARD PROCTOR AASHTO-T99, ASTM-D698 OR VTM-1, AS APPLICABLE. DENSITY SHALL BE CONFIRMED AND CERTIFIED BY A QUALIFIED AND REGISTERED PROFESSIONAL ENGINEER.
- THE CONTRACTOR AND/OR OWNER SHALL OBTAIN A ZONING PERMIT FROM THE TOWN OF PURCELLVILLE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. AN ENTRANCE PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR ANY WORK WITHIN DEDICATED RIGHT-OF-WAYS OR FOR ANY TEMPORARY AND/OR PERMANENT ENTRANCE OFF OF A STATE MAINTAINED ROADWAY.
- THE CONTRACTOR AND/OR OWNER SHALL OBTAIN A GRADING PERMIT FROM LOUDOUN COUNTY PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES.
- THE CONTRACTOR SHALL NOTIFY THE VIRGINIA DEPARTMENT OF TRANSPORTATION, LOUDOUN COUNTY AND THE TOWN OF PURCELLVILLE A MINIMUM OF THREE DAYS PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS SUBJECT TO INSPECTION AND/OR MAINTENANCE BY SAID AGENCIES.
- STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO THE LATEST EDITION OF A.A.S.H.T.O. DESIGNATION M170. UNLESS OTHERWISE NOTED AND/OR SPECIFIED HEREIN ALL STORM SEWER AND CULVERT PIPE SHALL BE CLASS III, WALL B.
- REFER TO THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS FOR CONSTRUCTION DETAILS NOT SHOWN OR CONTAINED HEREIN.
- UNLESS OTHERWISE NOTED HEREIN VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARD IS-1 SHAPING SHALL BE APPLIED TO THE INVERTS OF ALL DRAINAGE STRUCTURES.
- UNLESS OTHERWISE NOTED HEREIN ALL COMMERCIAL/RESIDENTIAL STREET ENTRANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARD CG-11.
- ALL STRIPING AND SIGNAGE SHOWN HEREIN IS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS CONTAINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS (M.U.T.C.D.) AND THE VIRGINIA SUPPLEMENTS, AND THE TOWN OF PURCELLVILLE FACILITIES STANDARDS MANUAL (F.S.M.)
- STRIPING AND SIGNAGE PLANS, AS REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO SUBMISSION OF AN ENTRANCE PERMIT APPLICATION.

FIRE LANE SIGNS

SIGN TYPE "A"



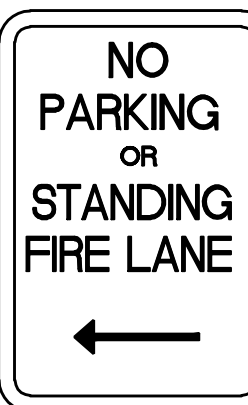
STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR PAVEMENT EDGE AT END OF PAINTED AREA.

SIGN TYPE "B"



STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO BOTH SIDES. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR PAVEMENT EDGE AT END OF PAINTED AREA.

SIGN TYPE "C"



STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR PAVEMENT EDGE AT END OF PAINTED AREA.

- SIGNS SHALL BE POSTED NO MORE THAN 80 FEET APART
- THE BACKGROUND SHALL BE A WHITE COLORED REFLECTIVE MATERIAL.
- POSTING OF SIGNS: EACH SIGN SHALL BE MOUNTED SEVEN (7) FEET FROM GRADE LEVEL BOTTOM OF THE SIGN, AND SHALL BE WITHIN SEVEN (7) FEET FROM THE PARKING CURB OR CURB LINE.
- EACH SIGN SHALL BE OF METAL CONSTRUCTION, WITH DIMENSIONS AT LEAST TWELVE BY EIGHTEEN INCHES.
- EACH SIGN SHALL SHOW RED LETTERS ON A WHITE BACKGROUND, WITH A THREE-EIGHTHS INCH RED TRIM STRIPE AROUND THE ENTIRE OUTER EDGE OF THE SIGN. THE LETTERING TO BE "NO PARKING OR STANDING" IN AT LEAST TWO INCH HIGH LETTERS AND FIRE LANE IN AT LEAST TWO AND ONE HALF-INCH HIGH LETTERS AND CONTAINING ARROWS ON SUCH SIGNS TO POINT TO AND INDICATE THE FIRE LANE AREA.
- POSTS FOR SUCH SIGNS, WHERE REQUIRED BY THE FIRE MARSHAL, SHALL BE METAL OR WOOD AND SECURELY MOUNTED.
- NO OWNER OF PROPERTY OR PERSON IN POSSESSION THEREOF SHALL FAIL TO COMPLY WITH THE REQUIREMENTS OF THE FIRE MARSHAL REGARDING THE ERECTION OF AND MAINTENANCE OF THE FIRE LANE SIGNS WITHIN THIRTY DAYS OF NOTIFICATION OF SUCH REQUIREMENTS BY THE FIRE MARSHAL.

TRAFFIC CONTROL SIGNS

- ALL PROPOSED SIGNING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THEREOF:
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2) THE VA. SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (3) THE VA. DEPT. OF TRANSPORTATION ROAD AND BRIDGE STANDARDS.
- ALL SIGNS SHALL BE CONSTRUCTED FROM ENCAPSULATED LENS SHEETING.
- PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED ABOVE.
- FOR COLOR COMBINATION AND/OR LETTERING SIZE, REFER TO THE VIRGINIA SUPPLEMENT TO THE MUTCD.

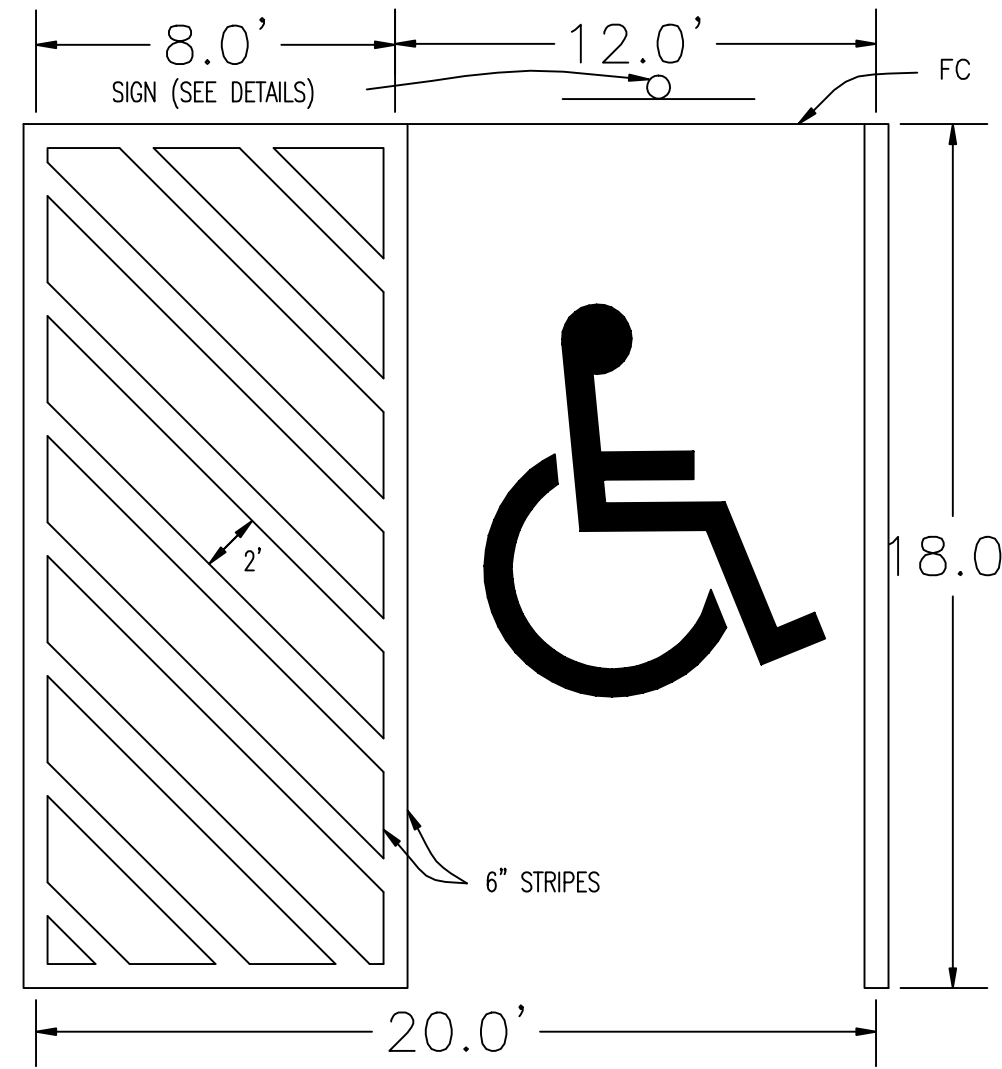
NUMBER OF SIGNS REQUIRED

TYPE "A" = 6
TYPE "B" = 8
TYPE "C" = 6
HANDI. PRKG. = 5

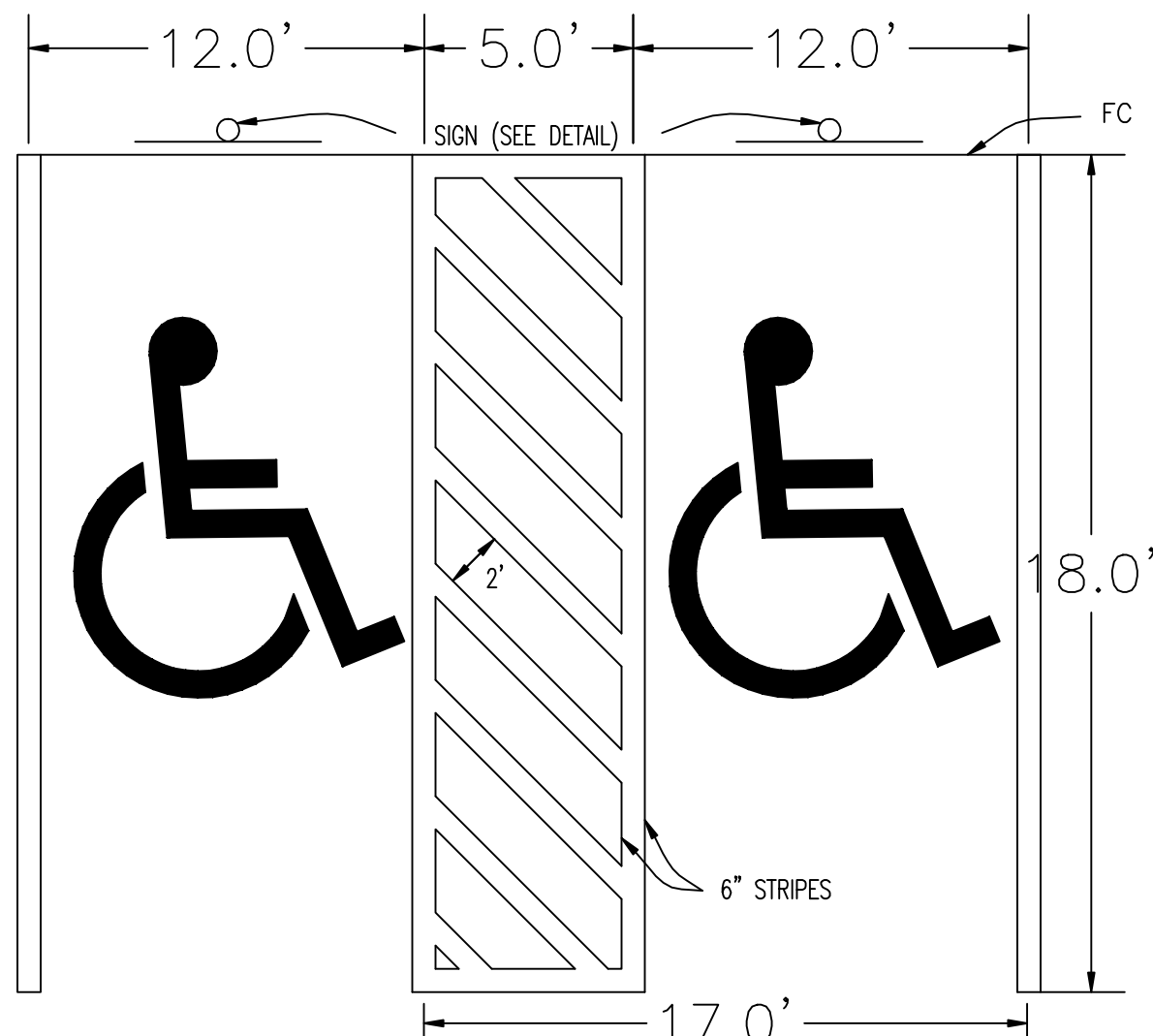
SIGN DESCRIPTION	SIGN DESIGNATION
STOP SIGN	MUTCD R1-1
HANDI. PRKG. SIGN	MUTCD R7-8

VAN ACCESSIBLE PARKING SIGNS

ZONING TABULATIONS	
DISTRICT:	X Transitional zoning district
LOT SIZE STANDARDS	
LOT AREA	
MIN REQUIRED	3 AC
MIN PROPOSED	6.05 AC
LOT WIDTH	
MIN REQUIRED	200 FT
MIN PROPOSED	428 FT
LENGTH/WIDTH RATIO	
NOT TO EXCEED	3.5 : 1
PROPOSED	1.9 : 1
MAX BUILDING COVERAGE - FLOOR AREA RATIO (FAR)	
FLOOR AREA	24171 SF
LOT AREA	263538 SF
MAX FAR PROPOSED	0.09
APPROX OPEN SPACE	
OPEN SPACE RATIO	108645 SF 0.4 : 1
YARD & SETBACK STANDARDS	
FRONT	
MIN REQUIRED	35 FT
MIN PROPOSED	35 FT
SIDE	
MIN REQUIRED	12 FT
MIN PROPOSED	35 FT
REAR	
MIN REQUIRED	25 FT
MIN PROPOSED	25 FT
HEIGHT STANDARDS	
MAX BUILDING HEIGHT AT REQUIRED SETBACKS	35 FT
HEIGHT LIMITS SHALL BE 35 FEET PLUS ONE FOOT IN HEIGHT FOR EACH ADDITIONAL FOOT IN SETBACK BEYOND THE REQUIRED FRONT SIDE, AND REAR SETBACKS, UP TO 60 FEET IN HEIGHT.	
MAX PROPOSED BUILDING HEIGHT @ 42' 8" FRONT SETBACK	37.5' FT
OFF-STREET PARKING REQUIREMENTS: Office Building - 1 space/300 sf floor area	
OFFICE BUILDING FLOOR AREA	14,645 SF
Note: Office Building Floor Area = Building Area less Rescue/Fire garage bays	46
REGULAR SPACES REQUIRED	46
REGULAR SPACES PROVIDED	50
HANDICAP SPACES REQUIRED	3
HANDICAP SPACES PROVIDED	5
TOTAL PARKING PROVIDED	55

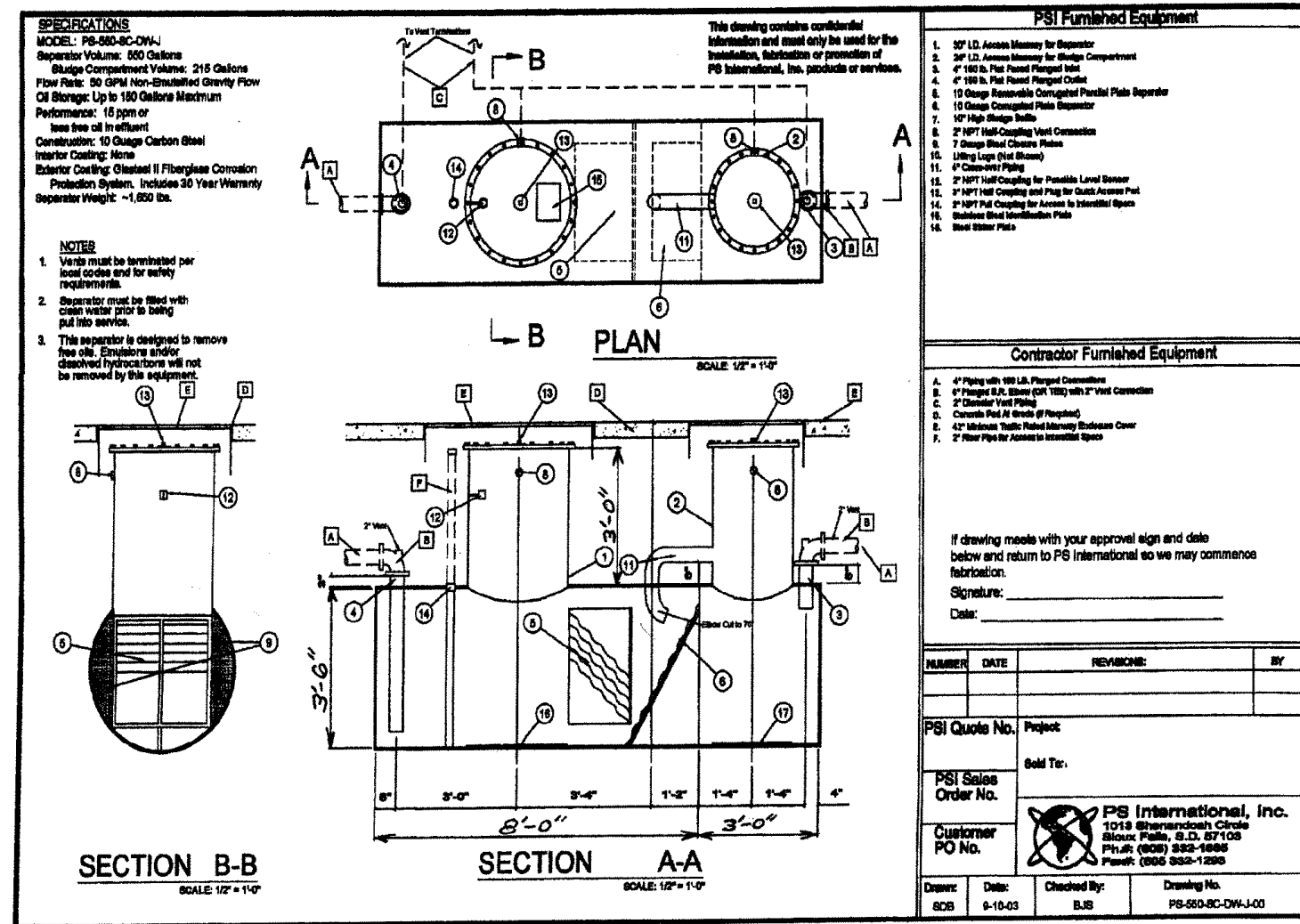


VAN ACCESSIBLE HANDICAPPED PARKING DETAIL

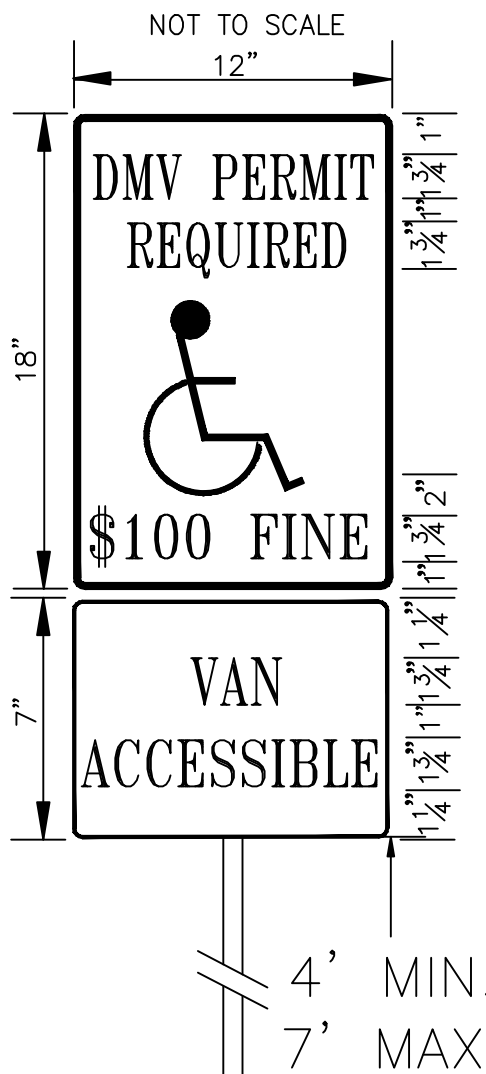


HANDICAPPED PARKING DETAIL

NOT TO SCALE

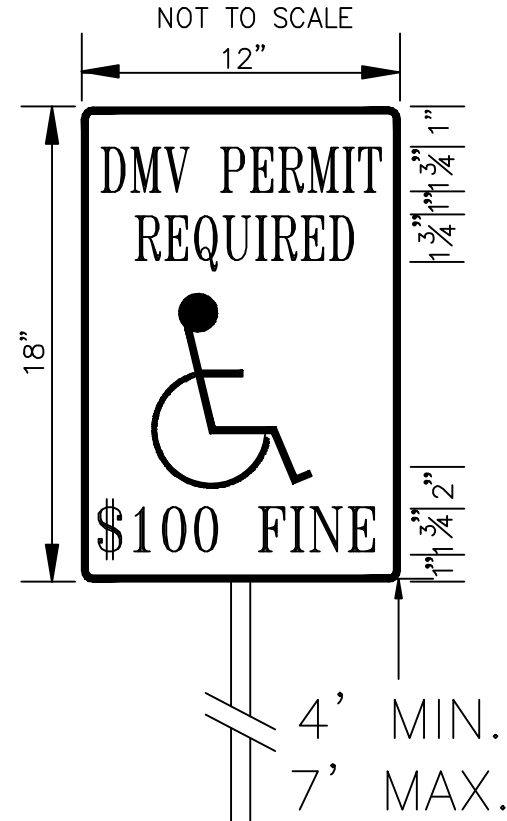


OIL WATER SEPARATOR DETAIL



Note: The dollar amount displayed on the sign shall be as specified in Sections 82-5-1(a)(15), 82-5-35 and 82-1-32, of the Code, as amended.

VAN ACCESSIBLE PARKING SIGNS



Note: The dollar amount displayed on the sign shall be as specified in Sections 82-5-1(a)(15), 82-5-35 and 82-1-32, of the Code, as amended.

ACCESSIBLE PARKING SIGNS



HUGHES GROUP ARCHITECTS

45640 WILLOW POND PLAZA
STERLING, VIRGINIA 20164
703.437.6600

CIVIL:

ALPHA CORPORATION
21351 Ridgeway Circle, Suite 200
Dulles, Va 20166
(703) 450-0800

STRUCTURAL:

EHLERT-BRYAN
1451 Dooley Madison Blvd, Suite 220
Madison, VA 22101
(703) 237-9552

MECHANICAL/ELECTRICAL:

BRINJAC ENGINEERING
4000 Albemarle Street, NW
Washington, DC 20016
(202) 237-2750

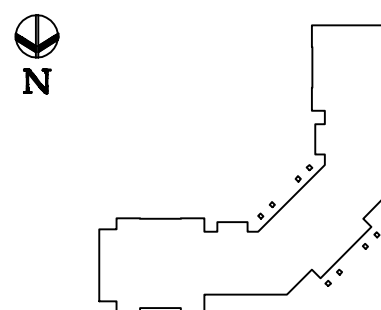


PURCELLVILLE FIRE AND RESCUE

500 NORTH MAPLE AVENUE
PURCELLVILLE, VIRGINIA

NOTES & ZONING TABULATION & DETAILS

KEY PLAN



REVISIONS:

ISSUES:
09-24-07 BID SET

STAMP AND SEAL:

DATE: 09-24-07 SCALE: AS NOTED
PROJECT NO. 0611
SHEET: C-102